

2024031502 00125

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$26.00

PRESENTED & RECORDED

09/17/2024 01:11:04 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3826**PG: 2810 - 2811**

Tax Parcel Identifier Number: 6846-02-6687.000

Revenue Stamps: 26.00

This instrument was prepared by: **Truman Barker, Esq.**, a licensed North Carolina attorney, **Barker Law, P.C.** – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey or Title Examination.

Return to: **Grantee**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **September 17**, 2024 by and between

GRANTOR	GRANTEE
<p>MDC Investments LLC, a North Carolina limited liability company</p> <p>Mailing Address: 221 McTavish Lane Winston Salem, NC 27103</p>	<p>Flatland Concrete Contracting, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 4484 Jerry Street Trinity, NC 27370</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of **Winston Salem, Forsyth** County, North Carolina and more particularly described as follows:

BEING known as Lots 37 and 38 on the map of East 14th Street Development, as recorded in Plat Book 2, Page 32A of the Forsyth County Register of Deeds.

Said parcel having the address of: Eldora Street, Winston Salem, NC 27105

Submitted electronically by "Barker Law, P.C."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The real property referenced herein **does not** include the primary residence of at least one of the Grantors.

For back reference, see Deed Book 2979, Page 255, in the Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

MDC Investments LLC

Gary M. Boland, Jr. *member manager* (SEAL)
Gary M. Boland, Jr., Member/Manager

County of Guilford, State of North Carolina

I certify that the following person personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Gary M. Boland, Jr., Member/Manager of MDC Investments LLC, a North Carolina limited liability company.**

Date: Sept 17, 2024

[Signature]
Notary Public
My Commission Expires: Mar 4, 2028

